

DRAWING NUMBER
49/72

DRAWING NUMBER

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A PART OF A P. U. D. WOODSTREAM

A PLAT OF A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF PARCEL O OF LAKES AT BOCA RATON—PHASE I AS RECORDED IN PLAT BOOK 48, PAGES 139 — 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL 1984

SHEET 1 OF 2

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 4236, at Page 474 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Association has caused these presents to be signed by its Vice President, PAUL LEATHE, and its seal to be affixed hereon by and with the authority of its Board of Directors this 14th day of April, 1984.

CARTERET SAVINGS & LOAN ASSOCIATION FA

Witness
[Signature]

By: *[Signature]*
PAUL LEATHE, Vice President

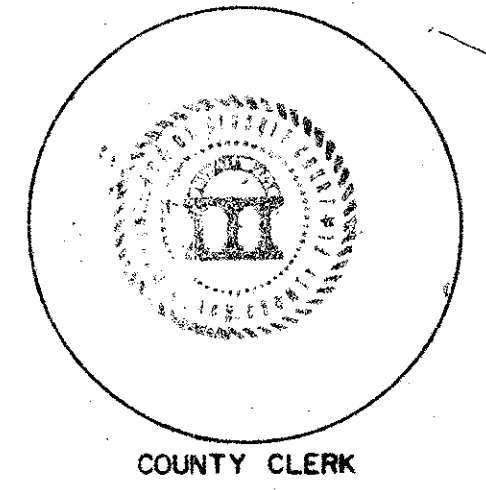
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME personally appeared PAUL LEATHE, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice President of CARTERET SAVINGS & LOAN ASSOCIATION FA, and acknowledged to and before me that he executed such instrument as such officer of said Association, that the seal affixed to the foregoing instrument is the seal of said Association, that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Association.

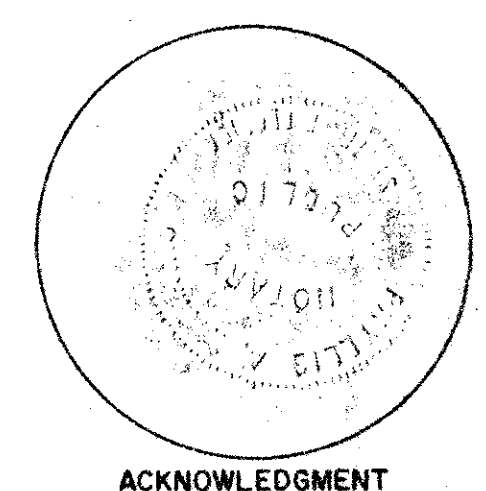
WITNESS my hand and official seal this 14th day of June, 1984.

My commission expires: March 14, 1985
[Signature]
Notary Public, State of Florida

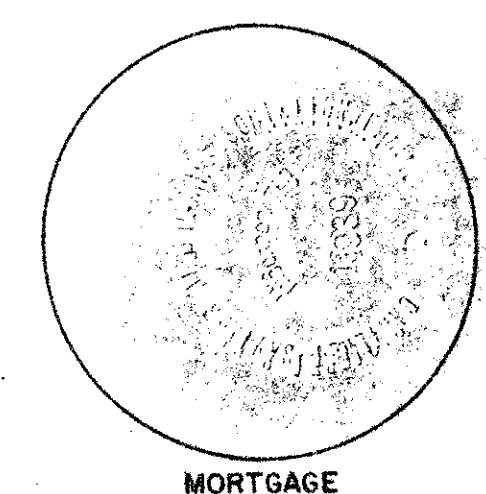
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10/31/84
at 5:24 day of OCTOBER
1984, and duly recorded in Plat Book No. 49, page 72 & 23.
JOHN B. DUNKLE, Clerk Circuit Court
[Signature]



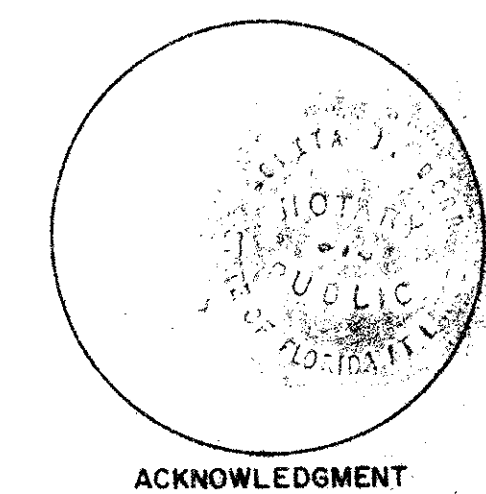
COUNTY CLERK



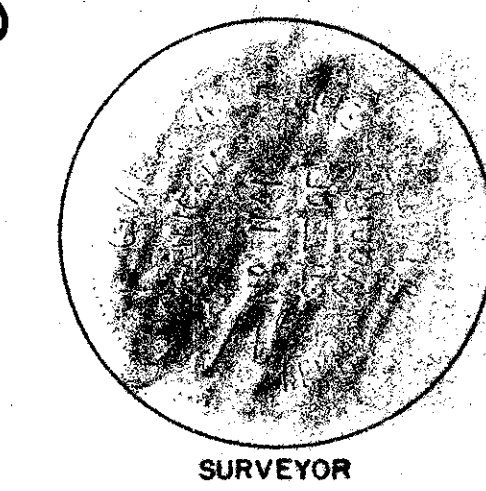
ACKNOWLEDGMENT



MORTGAGE



ACKNOWLEDGMENT



SURVEYOR

DEDICATION

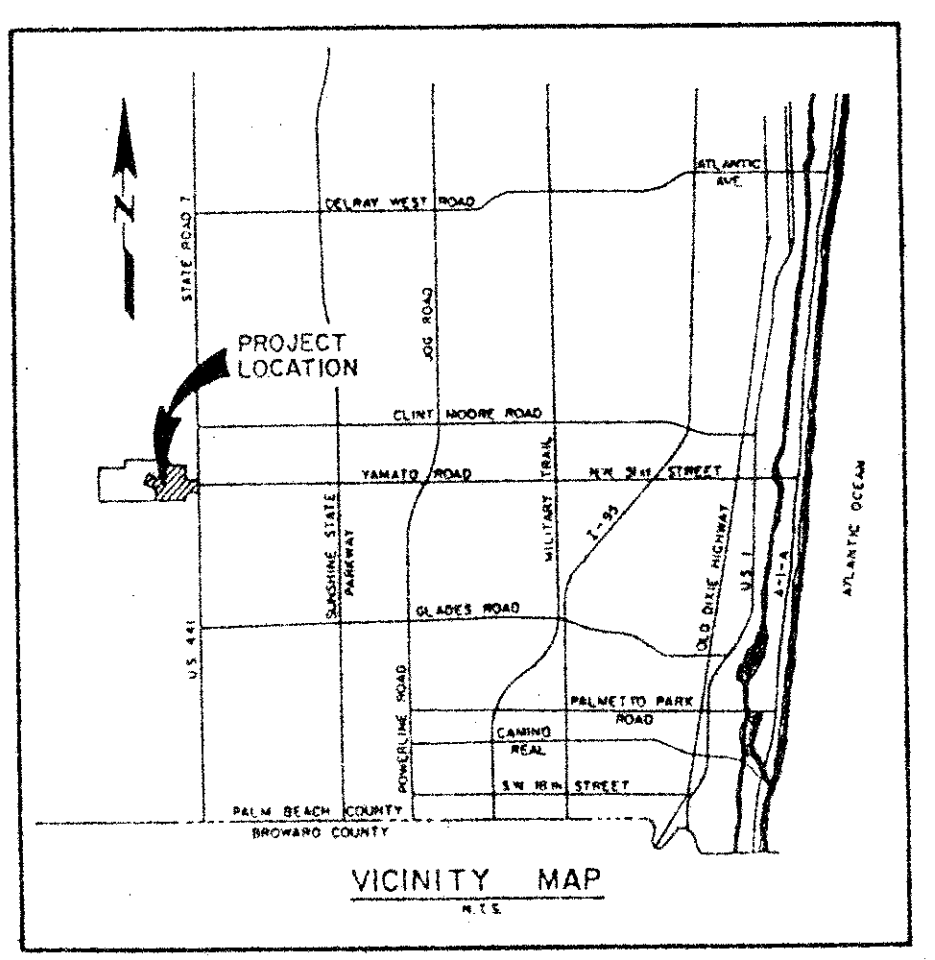
KNOW ALL MEN BY THESE PRESENTS that HOUSTON ENTERPRISES, a Florida General Partnership, owner, with GEORGE E. BARBAR as Managing General Partner, of land shown hereon being in Section 1, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as WOODSTREAM being more particularly described as Parcel "O" of LAKES AT BOCA RATON - PHASE I, as recorded in Plat Book 48, Pages 139 - 141 of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Streets:
 - The tract for private road purposes, shown hereon as Tract 16, is hereby dedicated to the Woodstream Homeowners' Association, Inc., a Florida corporation not-for-profit, and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County. Tract 16 is further dedicated for utility and drainage purposes.
 - The private access tracts, shown hereon as Tracts 24, 25 and 26, are hereby dedicated to the Woodstream Homeowners' Association, Inc., a Florida corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successor or assigns, without recourse to Palm Beach County. Tracts 24, 25 and 26 are further dedicated for utility and drainage purposes.
- Easements:
 - Utility and Drainage Easements - The utility easements and drainage easements as shown are dedicated in perpetuity for the construction and maintenance of utilities and drainage. The drainage easements, as shown, are dedicated in perpetuity to the Woodstream Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to maintain that portion of the drainage system within WOODSTREAM associated with Lakes at Boca Raton Drive.
 - Lake Maintenance Easements - The lake maintenance easements as shown are hereby dedicated to the Lakes at Boca Raton Homeowners' Association, Inc., a Florida corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Open Spaces:

The areas for open spaces, shown hereon as Tracts 17, 18, 19, 20, 21, 22 and 23 are hereby dedicated to the Woodstream Homeowners' Association, Inc., and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named partnership has caused these presents to be signed by its Managing General Partner and its seal to be affixed hereto by and with the authority of its Board of Directors, this 14th day of June, 1984.

HOUSTON ENTERPRISES
a Florida General Partnership
By: *[Signature]*
GEORGE E. BARBAR
Managing General Partner
Witness: *[Signature]*



INDEX OF SHEETS

- SHEET No. 1 — TITLE SHEET AND CERTIFICATES
- SHEET No. 2 — DETAIL SHEET

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431.

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME personally appeared GEORGE E. BARBAR, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Managing General Partner of Houston Enterprises, a Florida General Partnership, and acknowledged to and before me that he executed such instrument as such Managing General Partner of said Partnership, and that the seal affixed to the foregoing instrument is the seal of said Partnership, and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal this 14th day of June, 1984.
My Commission expires: October 12, 1981
[Signature]
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, DAVID B. DICKENSON, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that the title to the property is vested in HOUSTON ENTERPRISES, a Florida General Partnership; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; and that all mortgages are shown and are true and correct, and there are no other encumbrances of record.

Date: SEPTEMBER 21, 1984
[Signature]
DAVID B. DICKENSON
Attorney-at-law, Licensed in Florida

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

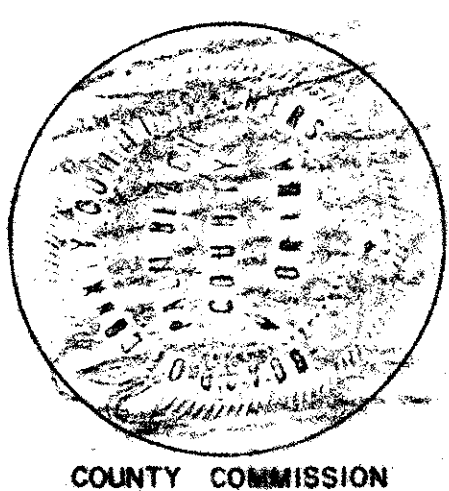
Date: 6/25/84
[Signature]
JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

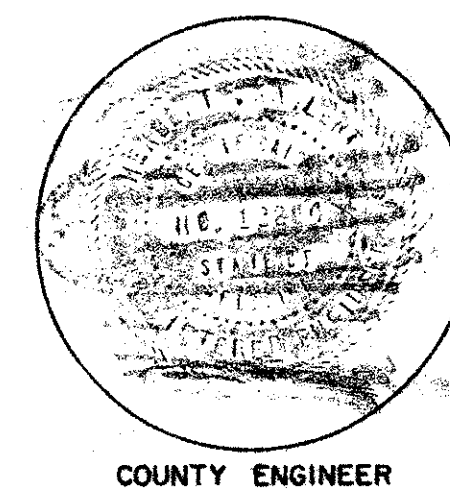
This plat is hereby approved for record this 2 day of October, 1984.
BY: *[Signature]*
KEN SPILLIAS, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 2 day of October, 1984.
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]*
H. F. KHALERT, P.E., County Engineer
By: *[Signature]*
DEPUTY CLERK



COUNTY COMMISSION



COUNTY ENGINEER

STATISTICAL DATA

TOTAL AREA THIS PLAT	12.108 AC.
AREA OF BLOCKS	8.326 AC.
AREA OF PRIVATE ACCESS TRACTS 24, 25 & 26	1.242 AC.
AREA OF PRIVATE ROAD R/W (TRACT 16)	1.117 AC.
AREA OF OPEN SPACES (TRACTS 17, 18, 19, 20, 21, 22 & 23)	1.423 AC.
TOTAL NO. UNITS PROPOSED - THIS PLAT	92 UNITS
DENSITY PROPOSED - THIS PLAT	7.60 UNITS/AC.
LAND USE	TOWNHOMES

0388-305

WOODSTREAM 49/72